

C-1

Minutes of the Regular Meeting
of the
San Luis Obispo County Planning Commission
Thursday, July 28, 2005

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Minutes of the Regular Session of the County Planning Commission held in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA, at 8:45 a.m.

PRESENT: Commissioners Rappa, Mehlschau, Vice Chairman Roos

ABSENT: Commissioner Christie

STAFF

PRESENT: Warren Hoag, Principle Planner/Current Planning
Pat Beck, Assistant Director
John Euphrat, Principal Planner/Long Range Planning
Mike Wulkan, Planner/Current Planning

OTHERS

PRESENT: Jim Orton, County Counsel
Tim McNulty, County Counsel
Richard Marshall, Public Works

The meeting is called to order by Vice Chairman Roos.

The following action minutes are listed as they were acted upon by the Planning Commission and as listed on the agenda for the Regular Meeting of July 28, 2005, together with the maps and staff reports attached thereto and incorporated therein by reference.

Speaker	Note
Meeting called to order	
Flag Salute	
MOTION	Thereafter, motion by Commissioner Rappa, seconded by Chairman Roos, carries, in the absence of Commissioner Christie to elect Commissioner Mehlschau as Vice Chairman to the Planning Commission
PUBLIC COMMENT	

L.J. Hansen	Nipomo. Reads excerpt from Nipomo Community Advisory Counsel (NCAC) letter regarding clustering inefficiency.
PLANNING STAFF UPDATES	
Pat Beck, Assistant Planning Director	States Warren Hoag will review bylaws, procedures and requests regarding the issue of telecommuting. Discusses a Planning Commission retreat to discuss goals for the year, budget constraints, study session items, the North Coast Area Plan, and teleconferencing from a remote location.
Commissioners and staff	Discuss teleconferencing whether this allowed under Brown Act and Government Code 54953, that the Planning Commission must elect to allow teleconferencing, that a teleconference meeting is held, notices must reflect the teleconference site and public must have to access this site, and that notices must be posted 72 hours prior. Accessibility locations discussed.
Commissioners, staff and County Counsel	Discuss timing, and approval of an ad-hoc committee to come up with a procedure.
Pat Beck, Assistant Director	Refers to letter from NCAC stating she was not familiar with the letter and would like to review it with L.J. Hansen. Discusses clustering concern issue and balancing high density as a way to avoid sprawl. Suggests discussing at the next Planning Commission meeting.
Chairman Roos	States the Templeton Advisory group also has clustering concerns.
Pat Beck, Assistant Director	States decisions are made through the General Plan and an ordinance amendment may be necessary. Will respond to NCAC letter and advise them when this issue will be agendized.
ROLL CALL	
CONSENT AGENDA	
Commissioner Rappa	States she will abstain from vote on the Consent Agenda due to not having been appointed Planning Commissioner for various items listed.
MOTION	Thereafter on motion of Commissioner Melschau, seconded by Chairman Roos, with Commissioner Rappa abstaining, and in the absence of Commissioner Christie, the Consent Agenda is approved as follows:
	a. TRACT 2538 (S020340T) Request from Michael Dacey/WRD Engineering for a 1st time extension for Vesting Tentative Tract Map 2538 to subdivide an existing 10.500 square foot

C-3

	<p>parcel into six parcels (five residences, one common area parcel) in order to construct five single family residences ranging in size from 941 to 1,000 square feet. The project is located at 1991 Beach Street, between 19th and 21st Streets, in the community of Oceano, in the San Luis Bay (Inland) planning area. APN: 062-089-014. County File No. S020340T/ TR 2538. Supervisorial District 4.</p> <ul style="list-style-type: none"> b. Minutes of October 14, 2004 c. Minutes of November 30, 2004 d. Minutes of December 9, 2004 e. Minutes of January 13, 2005 f. Minutes of January 27, 2005 g. Minutes of February 10, 2005 h. Minutes of March 10, 2005 i. Minutes of March 24, 2005 j. Minutes of April 14, 2005 k. Minutes of April 28, 2005 l. Minutes of May 12, 2005 m. Minutes of May 26, 2005 n. Minutes of June 9, 2005
#1. Union Asphalt / County File No. DRC2004-00156	<p>This being the time set for hearing to consider a request by Union Asphalt for a Conditional Use Permit to allow the creation of a potential building pad by filling a former sand and gravel mine. The project will result in the disturbance of approximately 8.24 acres of an 8.24 acre site. The project will require approximately 89,000 cubic yards of fill. The proposed project is within the industrial land use category and is located on the northern side of the eastern end of Volpi Ysabel Avenue in the community of Templeton. The site is in the Salinas River planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item pursuant to Public Resources Code Section 21000 et seq. Mitigation measures are proposed to address air quality and geology and soils. County File No. DRC2004-00156. APN: 040-143-009. Supervisorial District #1. Date Accepted: February 28, 2005.</p>
Keith Miller, staff	Presents staff report. States Condition 9 must be added.
Commissioners, Public Works, and staff	Discuss traffic going to and from project.
Keith Miller, staff	Clarifies project trips and traffic. States there is no significant impact to the area.

Richard Marshall, Public Works	States there would be a fee charged for cumulative impact of traffic. Transportation impacts will be evaluated and fees then calculated.
Bob Colbert, Union Asphalt, applicant	Agrees with the new condition number 9.
MOTION	Thereafter on motion by Commissioner Rappa, seconded by Commissioner Mehlschau, and carried, in the absence of Commissioner Christie, to adopt the Negative Declaration, in compliance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000, et seq., and RESOLUTION NO. 2005-026 , granting a Conditional Use Permit to UNION ASPHALT for the above referenced project based on the Findings in Exhibit A and subject to the Conditions in Exhibit B with the addition of Condition 9. as follows: "9. Prior to issuance of a grading permit the proposed detention basin will be redesigned to appear more natural, avoiding rectilinear forms", adopted.
2. UNOCAL CORPORATION / D010320D	This being the time set for hearing to consider a request by Unocal Corporation to amend their 1998 Development Plan/Coastal Development Permit (D890558) to allow transport of up to 860,000 cubic yards of Non-Hazardous Impacted Soil (NHIS), via truck, from the Guadalupe Oil Field to the City of Santa Maria Landfill. The material would be used as cover for closing landfill cells. This document is a supplement to the 1998 Guadalupe Oil Field Remediation and Abandonment EIR. The proposed project is within the Rural Lands and Recreation land use categories and is located at 2184 West Thornberry Road, throughout various locations within the 3,000-acre oil field, within the Nipomo Dunes System, and approximately 3 miles west of the City of Guadalupe, in the South County (Coastal) Planning Area. A majority of the site is located in the southwest corner of San Luis Obispo County with a small portion extending into the northern portion of Santa Barbara County. APN: 092-051-002. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is evidence that the project may have a significant effect on the environment, and therefore a Final Supplemental Environmental Impact Report (FSEIR) was prepared (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) for this project. The FSEIR addresses potential impacts on: Surficial Geology and Coastal Geomorphology; Surface and Groundwater Quality; Onshore Biological Resources; Visual Resources; Air Quality; Transportation and Circulation; Noise; Land Use and Recreation: Cultural Resources: Agricultural Resources:

	and, Public Safety. Mitigation measures are proposed to address these impacts. County File No. D010320D. Supervisorial District #4. Date Accepted: April 23, 2002.
John Nall, staff	Presents staff report. Discusses the Multi Agency Coordination Committee (MAC). Introduces consultants and presenters.
Bill Henry, Morro Group	Discusses project history and timeline leading to SEIR. Presents slides of project. Discusses NHIA materials broken down into three categories. Site Plan TB8 and TB9 stockpiles discussed. Discusses sources of backfill. Presents photos of borrow sites. Discusses disposal of NHIS at the Santa Maria Landfill. Discusses landfill closure programs for the project. Discusses landfill caps. Discusses transportation of NHIS, and gives three transportation routes proposed by UNOCAL. Photographs of the routes presented. Discusses road widening. Project timeline discussed as potentially lasting 2-4 years.
John Pierson, Marine Resource Specialists (MRS)	Discusses environmental issues, impacts, and mitigation measures. Discusses and identifies significant impacts prior to mitigation. States project will require construction of a staging area on Thornberry Road. Identifies safety mitigation measures. NHIS manifest and tracking system discussed. Discusses alternatives to disposal. Environmentally superior alternatives given. Discusses agency coordination and support (MACC).
Commissioner Mehlschau	Requests clarification regarding timelines and if there is an effort to haul larger loads, with Mr. Henry responding.
Chairman Roos	Requests further information about odors, with Mr. Henry responding.
Chairman Roos	Requests clarification regarding APCD letter, comment number 10 regarding soil off gassing during soil disturbance and trucking. Discusses effects of diesel exhaust and does not see effects of off gassing. Would like clarification on consideration of off gassing.
John Pierson, MRS	Clarifies off gassing and ROC emissions. Discusses health risk assessments which are based on diesel emission exhausts which are driven by particulate matter. States there is no evaluation of off gassing from material sitting in the truck. Explains the material needs to be disturbed to produce off gassing.
Commissioner Roos	Discusses cancer risks to Four Square Church vs. Bonita School.
Commissioner Roos	Requests clarification regarding Proposition 65 and traffic route for disposal of NHIS, whether NHIS can be called non-hazardous material, and if there will be a transportation placard on the trucks identifying them carrying NHIS.
John Pierson.	States there is a Transportation Control Plan.

MRS	
Gonzalo Garcia, applications manager	Discusses integration of MACC and the good collaboration of efforts on behalf of all agencies involved, the review of alternatives for disposal, original proposal to treat material on site and re-use it, adherence of mitigations, tarping the trucks, traffic and trips the 18 yard trucks will make, and proposal bids.
Paul Garp,	Clarifies accommodation of costs and maintenance of reconstruction of roads.
MOTION	<p>The matter is thoroughly discussed and thereafter on motion by Commissioner Mehlschau, seconded by Commissioner Rappa, and carried, in the absence of Commissioner Christie to adopt the Final Supplemental Environmental Impact Report pursuant to the California Environmental Act Public Resources Code Section 21000 et seq., and RESOLUTION NO. 2005-027, granting an amendment to the 1998 Development Plan/Coastal Development Permit (D890558) based on the Findings in Exhibit A, and subject to the Conditions in Exhibit B, with an added Condition 16, and Condition 26 as follows:</p> <p>"16. During construction activities, all truckloads hauling NHIS from the project site to the Santa Maria Landfill shall be tarped on all four sides to prevent any NHIS from leaving the truck during transport. Tarping shall be verified by the On-site Environmental Coordinator prior to trucks leaving the project site".</p> <p>"26. During construction activities, "the applicant shall implement a manifest system for tracking each truck that leaves the Guadalupe site with NHIS. The manifest system shall include the license plate or other identification number of the truck, the load number, the date, and the start and completion time for hauling. The weight ticket from the Santa Maria Landfill, which will document the time of arrival at the landfill and the weight of the material left at the landfill, will be attached to the copy of the manifest maintained at the Guadalupe site and made available for review by the County On-site Environmental Coordinator." Adopted.</p>
3. NIPOMO RETAIL LLC / SUB2004- 00091	<p>This being the time set for hearing to reconsider a request by NIPOMO RETAIL LLC for approved Vesting Tentative Tract Map 2312 to subdivide an existing 10.98 acre parcel into 59 residential parcels ranging in size from 0.03 to 0.12 acres, 10 commercial parcels ranging in size from 0.21 to 0.84 acres, each for the purpose of sale and/or development. The proposal includes 59 duplex, triplex, and fourplex residential units, and 75,868 square feet of commercial space. The project includes one 0.67 acre parcel for a drainage basin, and one 0.43 acre parcel for open space. The project includes off-site road improvements to Hill Street, and Grande Avenue. The proposed project will result in the disturbance of the entire 10.98-acre parcel. The purpose of the reconsideration is to modify the approved</p>

	commercial uses and the lot layout. The division will create an on-site road (Frontage Road). The proposed project is within the Commercial Retail land use category and is located between Hill Street and Grande Avenue, west of Highway 101 in the community of Nipomo, in the South County (Inland) planning area. This project relies on the previously adopted Negative Declaration. COUNTY FILE NO: SUB2004-00091 . APN's: 092-130-054, -055, -057, -058. Supervisorial District: 4. Date Accepted: April 15, 2005.
Brian Pedrotti, staff	Presents staff report.
Commissioners, staff, Public Works and County Counsel	Discuss approved slide to frontage road, vehicular access, speed limit on frontage road, traffic mitigation, street lighting, map numbers, timelines, and conditions.
Richard Marshall, Public Works	Refers to Page 3-7, condition 2a, and recommends language change.
Dave Watson, applicant's representative	Discusses history of project. Uses overhead exhibits to depict project. Discusses residential components of project. Highlights project's housing and park area. States there are 21 affordable housing units, and 38 units representing fair market value. Design calls for some on street parking Addresses pedestrian circulation. States there is a plan to create an easement for residential access. States there will be an opportunity to create an intersection to cross the street. Addresses street light questions. Discusses types of lights and restrictions on lighting.
Commissioners Applicant, staff, County Counsel, and Public Works	Discuss length of road, "market housing units", "work force housing units", market values, affordability, traffic flow, and parking.
Commissioner Rappa	States garages , carports, and storage have not been addressed
Brian Pedrotti, staff	States addressing these issues would necessitate an overall re-design. Requests applicant clarify with Mr. Watson responding.
Motion	Thereafter, on motion by Commissioner Mehlschau, seconded by Commissioner Rappa, and carried, in the absence of Commissioner Christie, to rely on the Negative Declaration that was previously adopted by the Planning Commission on January 27, 2000, and RESOLUTION NO. 2005-028 granting a Vesting Tentative Tract Map 2312 to Nipomo Retail LLC for the above referenced project based on the Findings in Exhibit A and subject to the Conditions in Exhibit B

	<p>with the following changes "Condition 1 add: "to approve a new tentative tract map " to the first sentence. In Condition 2, subparagraph a. add: "minimum 50" to the first sentence. Delete subparagraph e. from Condition 10. In Condition 25, subparagraph C., delete subparagraph v. and replace with: "Street lighting plan showing all proposed parking lot and street lights. All lights shall be shielded so that no direct light nor reflected light is visible off-site". In Condition 25, subparagraph i. Add: "in compliance with an approved monitoring plan". In Condition 25, subparagraph l and n/, add: "Highway 101". Add new Condition 30 to read: "Twenty-one (21) of the residential units shall be retained as affordable ownership units for low and very low income households, pursuant to LUO Section 22.12.070. Prior to recordation of the final map, the subdivider shall enter into a recorded agreement with the County to assure the provision of the affordable units. Said agreement shall be acceptable to County Counsel. Any exceptions allowed by LUO 22.12.070A(4) and/or LUO 22.12.070D(3) shall apply to ownership units at the time of sale of the unit", and RESOLUTION NO. 2005-029 granting a Conditional Use Permit to Nipomo Retail LLC, based on the Findings in Exhibit C and subject to the conditions in Exhibit D with the following revisions: "Add new Condition 30 to read: "Twenty-one (21) of the residential units shall be retained as affordable ownership units for low and very low income households, pursuant to LUO Section 22.12.070. Prior to recordation of the final map, the subdivider shall enter into a recorded agreement with the County to assure the provision of the affordable units. Said agreement shall be acceptable to County Counsel. Any exceptions allowed by LUO 22.12.070A(4) and/or LUO 22.12.070D(3) shall apply to ownership units at the time of sale of the unit", adopted.</p>
<p>4. Avila Ventures, LLC / SUB2003-00205</p>	<p>This being the time set for a continued hearing to consider a request by Avila Ventures, LLC for a Vesting Tentative Tract Map to subdivide an existing 38.15-acre parcel into seven parcels of 5.76, 5.20, 5.23, 5.05, 5.48, 5.46, and 5.98 acres each for the purpose of sale and/or development. The project includes off-site road improvements to Guadalupe Road and Willow Road. The division will create one on-site road. The proposed project site is within the Residential Rural land use category, at the northeast corner of the Willow Road and Guadalupe Road intersection, approximately 800 feet northeast of Highway 1, west of the community of Nipomo, in the South County (Inland) planning area. APN: 091-173-014. Also to be considered at the hearing will be approval of the Environmental Document prepared in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. Mitigation measures are proposed to address</p>

	Aesthetics, Agricultural Resources, Air Quality, Geology & Soils, Hazards/Hazardous Materials, Noise, Public Services/Utilities, Recreation, Transportation/Circulation, Wastewater, and Water. County File No. SUB2003-00205. Supervisorial District #4. Date Accepted: November 9, 2004.
Brian Pedrotti, staff	Presents staff report. Discusses a letter received from the County Parks & Recreation Department. Email correspondence distributed addressing Chairman Roos' concerns.
Linda Auchinachie Agriculture Department	Discusses agricultural buffer.
Commissioners, staff, Public Works	Discusses issues for future tract map, required lighting plan, and water sources.
Chairman Roos	Addresses Condition 22 regarding water sources
Jan Dileo, Parks and Recreation Department	Locates project site on the 1991 trails plan. States this project does not have a conditioned trail on Willow Road as it was only proposed and not adopted. States she was contacted by a representative of the Nipomo Community Advisory Council. States parks division would like to see a detached trail along Willow Road in the future, however, at present only an easement is requested.
Richard Marshall, Public Works	Suggests a dedicated easement
Commissioner Rappa	Questions if this was discussed with the owner/applicant
Jan Dileo, Parks and Recreation Department	States owner is in Mexico and she has had no chance to speak with him.
Richard Marshall, Public Works	States he would like the left hand turn land on Willow Road conditioned.
Robert Anderson, representing Avila Ventures	Discusses Condition 13 wastewater disposal and perk testing, and public well buffer. Requests reduction of buffer requirement to 100 feet.. Addresses Condition 23f. Addresses trail, and states an easement along Willow Road is acceptable.
Commissioner Roos	Requests clarification on lack of street light requirement and how applicant feels about it. Discusses soil boring, percolation test, and public well.

Robert Anderson, representing Avila Ventures	States he has no problem with lack of street light requirement as they did not propose it, however, if need be he would do it. States he would abide by the Commissions decision
Commissioner Rappa	States interpretation of agricultural use is being misconstrued.
Commissioners, Linda Auchinachie, Agriculture Department	Discuss agricultural history of this area, and Greenhouses.
Chairman Roos	Would like to have the perimeter trail.
Linda Auchinachie, Agriculture Department	States the Agriculture Commission does not support perimeter trail as it is not compatible with the agricultural buffer.
MOTION	<p>Thereafter, motion by Commissioner Mehlschau, seconded by Chairman Roos, carries, with Commissioner Rappa voting no, to adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq., and RESOLUTION NO. 2005-030, granting a Vesting Tentative Tract map 2636 for the above referenced item to Avila Ventures, LLC, based on the findings listed in Exhibit A and subject to Conditions in Exhibit B with the following changes: "Condition 2, subparagraph b. add: "including an eastbound left-turn lane on Willow Road." Condition 3 add subparagraphs c. and d. as follows:</p> <p>"c. A minimum 10 foot wide detached public access trail easement located along Willow Road. The location and design of the proposed trail easement shall be reviewed and approved by County Parks prior to recordation of the Final Map or approval of improvement plans (whichever occurs first). The trail easement shall be located (1) to minimize disturbance of existing trees, and (2) on relatively flat land. To minimize agricultural concerns, this trail will not be constructed by the County until adjacent agriculture located to the east is converted to similar urban uses."</p> <p>"d. A public access trail within the County's road right-of-way located along Guadalupe Road. The location and design of the proposed trail easement shall be reviewed and approved by County Parks prior to recordation of the Final Map or approval of improvement plans (whichever occurs first). The trail easement shall be located (1) to minimize disturbance of sensitive vegetation, and (2) on relatively flat land." In Conditions 6 d. delete the last sentence. Add new Condition</p>

	<p>8 to read as follows: "The applicant shall enter into an agreement with County Parks for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by County Parks or its designated representative. The applicant shall also provide the County with a Parks Agreement to certify the final product to the Department of General Services." And re-number accordingly. In Condition 24, subparagraph I revise as follows: "The applicant shall show a buffer surrounding the existing well on the project site. The construction of individual septic systems, leach fields, and associated improvements shall not be permitted within 200-foot of the well if it remains public, and 100 feet if private.", adopted.</p>
<p>5. GARY DAVIS, TEMPLETON PROPERTIES / SUB2004-00022</p>	<p>This being the time set for hearing to consider request by Gary Davis, Templeton Properties for a vesting tentative tract map to subdivide two existing lots totaling 1.09 acres into eight parcels of 6,825, 6,075, 5,675, 5,475, 5,450, 5,250, and 5,250 square feet each for the construction of seven town houses approximately 2,000 square feet in size and one 6,125 square foot common space lot. The division will create one on-site road (Brookline Court). The project will result in the disturbance of 1.09 acres. The project site is in the Residential Multi-Family land use category and is located on the south side of Riverrun Road, approximately 400 feet east of Main Street, within the community of Templeton, in the Salinas River planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item, in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. County File No: SUB2004-00022. APN's: 040-214-061, and -062. Supervisorial District: 1. Date Accepted: December 10, 2004.</p>
James Caruso, staff	Presents staff report for Josh Lebombard.
Commissioners and staff	Requests clarification for fire ordinance. Discusses stockyard, requirements of tract map, and "livestock option yard".
James Caruso, staff	States building permits will be used to build the houses.
Susan Ostrov, representing Davis family, County Counsel	Discusses modifications made to the architecture, limited number of water credits, and common lot ownership.
MOTION	<p>Thereafter, on motion by Commissioner Rappa, seconded by Commissioner Mehlschau, and carried, to adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act. Public Resources Code Section</p>

C-12

	<p>21000 et seq., and RESOLUTION NO. 2005-031, granting Vesting Tentative Tract Map 2639, to GARY DAVIS, TEMPLETON PROPERTIES, for the above referenced item, based on the Findings in Exhibit A and subject to the Conditions in Exhibit B with the following changes: "Conditions 9 and 12: change "overhead" to "underground". Change Condition 17. a. to read as follows: "a. Notification to prospective buyers of the county's Right to Farm Ordinance currently in effect at any time said deed(s) are recorded" and, RESOLUTION NO. 2005-032 granting a Conditional Use Permit, to Gary Davis, Templeton Properties, for the above referenced project subject to the Conditions in Exhibits B and D0, adopted.</p>
<p>6. CAMBRIA COMMUNITY SERVICES DISTRICT (CCSD)</p>	<p>This being the time set for hearing to consider a request by the Cambria Community Services District (CCSD) for a Minor Use Permit / Variance / Coastal Development Permit and grading to improve an existing bluff trail on the East West Ranch to improve safety for all users including the disabled. The project consists of widening an existing trail, approximately 4,675 feet in length, from approximately two (2) to four (4) feet wide to six (6) feet wide; compacting 2,795 feet of soil; removing the existing boardwalks (totaling 230 feet) and reconstructing seven sections of boardwalk (totaling approximately 1,830 feet); and replacing the two existing bridges (one is 15 feet and one is 20 feet long), with two (2) new bridges, one spanning 25 feet and one 30 feet long. The total area of disturbance is 28, 050 square feet. The project is in the Recreation and Open Space land use categories and is located on the west side (bluff) of the East-West Ranch and extends from the terminus of the Windsor Boulevard, in the community of Cambria in the North Coast planning area. Also to be considered at the hearing will be a previously completed Mitigated Negative Declaration, adopted May 26, 2005, completed by Cambria Community Services District acting as the lead agency, which found that there was no substantial evidence that the project may have a significant effect on the environment. Mitigation measures are proposed to address geology/soils, biological resources, hydrology/water quality, and cultural resources. The County, acting as a responsible agency, is using the Mitigated Negative Declaration and making findings pursuant to CEQA Guidelines Section 15096. County File No. DRC2004-00216/ DRC2004-00217. Supervisorial District: 2. APN;s: 013-121-025 and -026. Date Accepted: May 26, 2005.</p>
<p>Marsha Lee, staff</p>	<p>Presents staff report.</p>
<p>Chairman Roos</p>	<p>Would like a description of the variance.</p>
<p>Marsha Lee.</p>	<p>Gives clarification of the variance.</p>

C-13

staff	
MOTION	<p>Thereafter on motion by Commissioner Rappa, seconded by Commissioner Mehlschau, and carried, to rely on a previously adopted mitigated Negative Declaration, and RESOLUTION 2005-033 granting a Minor Use Permit to Cambria Community Services District (CCSD) for the above referenced project based on the Findings in Exhibit A and subject to the Conditions in Exhibit B, and RESOLUTION 2005-034 granting a Variance/Coastal Development Permit, to Cambria Community Services District (CCSD) for the above referenced project based on the Findings listed in Exhibit A and subject to the Conditions listed in Exhibit B, adopted.</p>
7. County of San Luis Obispo - North Coast Area Plan / LRP2004-00024	<p>This being the time set for a continued hearing to consider a request by the County of San Luis Obispo to 1) update and amend the Cambria and San Simeon Acres community plan portions of the North Coast Area Plan (Part II of the Land Use Element and Local Coastal Plan, and part of the Circulation Element). The area plan is being updated to reflect current land use, transportation, population, environmental, and economic conditions and community desires within the communities of Cambria and San Simeon Acres. The communities of Cambria and San Simeon Acres are located within the North Coast Planning Area of San Luis Obispo County. This planning area is bounded by the Monterey/San Luis Obispo County Line to the north, Point Estero to the south, and to the east the Coastal Zone boundary below the main ridge or the Santa Lucia Range. The update includes a number of changes to goals, policies, programs, land use categories, combining designations, and planning area standards; 2) amend the Cambria Design Plan by a) revising and moving development standards to the area plan; and b) modifying various guidelines including those related to lighting and the Moonstone Beach Drive streetscape; and 3) amend the Coastal Zone Land Use Ordinance, Title 23 of the San Luis Obispo County Code; Sections 23.05.050 and 23.06.100 regarding water quality and drainage; Section 23.05.062 regarding tree removal; Section 23.07.170 regarding development within or adjacent to environmentally sensitive habitats; and Section 23.07.172 regarding mineral extraction in wetlands. County File No. LRP2004-00024. Supervisorial District 2.</p>
Martha Neder, staff	<p>Presents review of Chapters 2 through 4. Discusses replacement pages for Pages 2-15 and 2-16. Minor changes to pages 2-2 and 2-0. Additional sentence to 2-9 and added sentence to second paragraph of Land Use and Growth section</p>
Commissioner Mehlschau	<p>States he missed last meet, however, viewed the DVD, and is abreast of the current situation.</p>

Pat Budicin	Discusses one percent allocation.
Sherwin Ruben	Owner of a lot in Cambria for 18 years. Would like something permanent and fair to base their future building plans on.
Deryl Robinson	President of United Lot Owners in Cambria. Acknowledges a good job being done by planning staff. Discusses population build out in a 20 year plan. States it is not fair to slow growth to one percent. Discusses efforts put forth by the CCSD. Requests no conclusions should be met now on what growth rate should be.
Jim Tuttle	Resident of Clovis owning a lot in Cambria. Concerned that 1 percent growth rate creates two classifications of land owners. States he has had his lot for 10 years and would like to start building within a reasonable amount of time.
Chris Keeney	Long Beach resident owning a lot in Cambria. Agrees with 2.3 percent Growth Management.
Harry McLachlan	Westminister, Ca. resident, owner of a lot in Cambria. Requests commission waits and base population projections on information available in the future. Address proposed 1 percent growth rate and feels this is an arbitrary figure.
Jo McLachlan	Urges commission to wait for population projections.
Paul McDonnell	Riverside Ca. resident, lot owner in Cambria. one percent growth rate. States concerns with timing of growth rate. Discusses water resources. States CCSD will be unlimited in their ability to restrict growth. Argues the plan should adhere to county wide standard. Suggests county should work earnestly to achieve a growth cap
Bruce Linton	Owner of lot in Cambria. Concerned about this plan having an inaccurate analysis. Cites items of inaccuracy throughout Chapter 2.
Mike Dill	Paso Robles resident, owner of a lot in Cambria for 18 years. Would like consistency to rules. States lot owners have not been considered. States the one percent growth rate is a penalty.
Dean Coker	Principal planner. Discusses letter regarding Chapters 2 and 3.
Chairman Roos	Requests comments on Master water plan.
Dean Coker	States he is not informed about the Master water plan.
Bruce Gibson	District 2 commissioner designate. Cites section D on Page 2-12 regarding affordable housing. Would like clarification. Questions how many residential units in mixed use setting is possible and does the plan speak to that for limited water resources.
Martha Neder, staff	Discusses planning efforts, water master plan efforts, build out of this plan as being 6,130 units, and aggressive build out reduction study.
Commissioners	Discuss resource management. lot retirement programs. and Census

C-15

and staff	information being included on table.
Chairman Roos	Discusses the 2.3 to one percent projection and feels it is not appropriate to have it in Chapter 2. Cites first sentence on Page 2-10.
John Hofschroer, staff	States our plan is a 20 year plan. States the growth percentage numbers will fluctuate with changes made by the commission.
Chairman Roos	Questions codification.
Commissioner Rappa	Would like document to project the build out in the next 20 years and feels document does not deal with projected build outs going beyond the planned 20 years.
Staff and Commissioners	Discuss affordable units, and economic factors regarding housing and workers living in Cambria.
Martha Neder, staff	Cites verbage added to Page 2-17.
Chairman Roos	Proceeds to page 2-18 and questions housing. Cites B2 and requests justification with staff responding.
Deryl Robinson	President, United Lot Owners. Water resources, and moratorium on water connections discussed. States no one knows when moratorium will be lifted. Would like judgment to be reserved until further information is received and then reviewed.
Paul McDonnell	Cites Item 10C and would like reference to CEQA approval deleted.
Chris Keeney	Would not like this finalized until water plan is finalized.
Commissioners and staff	Discuss available dates on docket to discuss this issue.
MOTION	Thereafter on motion by Commissioner Rappa, seconded by Commissioner Mehlschau, in the absence of Commissioner Christie, and carried, to continue item to an adjourned meeting on August 10, 2005, at 1:30 p.m.
MOTION	Thereafter on motion by Commissioner Rappa, seconded by Commissioner Mehlschau, and carried, to accept all correspondence into the record, approved.
Adjourned	

Respectfully submitted,
 Ramona Hedges, Secretary Pro Tem
 County Planning Commission